



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JUNE 28, 2018
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Bonart present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Bonart
Commissioner P. Hernandez
Commissioner Cummings
Commissioner Muñoz
Commissioner Uribe

COMMISSIONERS ABSENT:

Commissioner Livingston
Commissioner Pickett
Commissioner S. Hernandez

AGENDA

Commissioner Muñoz read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Uribe, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Bonart, P. Hernandez, Cummings, Muñoz, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Livingston, Pickett, and S. Hernandez

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

.....

II. CONSENT AGENDA

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Uribe, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}).

NOTICE TO THE PUBLIC:

All matters listed under the **CONSENT AGENDA**, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Extension Request to Submit Recording Maps:

- SUSU18-00045:** Peyton Estates Unit Five – A portion of C.D. Stewart Survey No. 318, El Paso County, Texas
Location: South of Rojas and East of Eastlake
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Property Owner: Hunt Mission Ridge, LLC.
Representative: H2O Terra
District: N/A - ETJ (Extraterritorial Jurisdiction)
Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Muñoz, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU18-00045**.

Motion passed.

.....

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been

approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

2. **SUSU18-00016:** East El Paso Regional Park – All of Tracts 1C, 13, 16, 17, 18, 19, 20 and 21, Section 34, Block 79, Township 2, Texas & Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: South of Montana & East of Rich Beem
- Existing Zoning: R-5 (Residential) & S-D (Special Development)
- Property Owner: City of El Paso
- Representative: Brock & Bustillos Inc.
- District: 5
- Staff Contact: Brenda R. Cantu, (915) 212-1642, cantubr@elpasotexas.gov
- POSTPONED FROM JUNE 14, 2018**

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Uribe, and unanimously carried to **POSTPONE SUSU18-00016 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 12, 2018.**

Motion passed.

.....

Major Final:

3. **SUSU18-00047:** Morningside at Mission Ridge Unit Three – Morningside at Mission Ridge Unit 3 – A portion of Section No. 20, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Texas
- Location: South of Paseo Del Este & East of Darrington
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owner: Hunt Mission Ridge, LLC
- Representative: TRE & Associates, LLC
- District: N/A - ETJ (Extraterritorial Jurisdiction)
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide 35.397 acres of land in the City's extraterritorial jurisdiction for 179 single-family residential lots and one stormwater pond. Access to the subdivision is proposed through the proposed Morningside at Mission Ridge Unit One and Unit Two subdivisions located to the south and west of the proposed subdivision. The subdivision is vested and is being reviewed under the former subdivision code. Staff recommends approval of Morningside at Mission Ridge Unit Three on a major final basis, subject to the following condition:

- *That prior to recording of this plat, the subdivision improvements for Morningside of Mission Ridge Unit One and Unit Two be completed and installed in order to have adequate access.*

Chang Ho with TRE & Associates concurred with staff's comments.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SUSU18-00047.**

Motion passed.

.....

Major Combination:

4. **SUSU17-00039:** Hawkins Plaza Unit 2 – A portion of Lot 2, Block 1, Hawkins Plaza, W.A. Morehouse Survey 12, and Section 40, Block 80, Township 2, Texas & Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
- Location: South of Montana & East of Hawkins
- Existing Zoning: SCZ-SD3 (SmartCode/special district 3)
- Property Owner: City of El Paso
- Representative: CSA Design Group, Inc.
- District: 3
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Uribe, and unanimously carried to **POSTPONE SUSU17-00039 TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 15, 2018.**

Motion passed.

.....

5. **SUSU18-00019:** Tierra Del Este Unit 85 – A portion of Sections 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
- Location: North of Edgemere and East of John Hayes
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owner: Ranchos Real Land Holdings, LLC
- Representative: Conde, Inc.
- District: N/A - ETJ (Extraterritorial Jurisdiction)
- Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to subdivide 82.369 acres of land in the city's extraterritorial jurisdiction for 309 single-family lots, one park, a commercial lot, and two public ponds. Primary access to the subdivision is proposed from Mager Road and Edgemere Boulevard. Tierra del Este Unit Eighty Five lies within the Tierra Del Este Unit III Phase VI Land Study and is being reviewed under the current subdivision code. Staff recommends approval of Tierra Del Este Unit Eighty Five on a major combination basis subject to the following conditions:

- *Edgemere Extension shall be improved and accepted by the County, and the Edgemere Extension plat (SUSU15-00024) shall be recorded prior to or concurrently with Tierra Del Este Unit Eighty Five.*
- *Applicant must provide concurrence from El Paso Electric Company to allow the installation of a portion of the hike/bike improvements within their easement/right-of-way before plat recordation.*

Conrad Conde with Conde, Inc., concurred with staff's comments.

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SUSU18-00019.**

Motion passed.

.....

6. **SUSU18-00048:** Hillside Park at Mission Ridge Unit One – A portion of Section No. 17, 18 Survey No. 315 ½ and W.J. Rand Survey No. 315 ½, Block 79, Township 3 Texas and Pacific Railway Company Survey, El Paso County, Texas
- Location: South of Pellicano and East of Mission Ridge
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Property Owner: Hunt Mission Ridge, LLC
Representative: Tre and Associates, LLC
District: N/A - ETJ (Extraterritorial Jurisdiction)
Staff Contact: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov

Jim Henry, Senior Planner, gave a floor amendment to condition #2 on the staff report. Staff received concurrence from the County that they are in agreement with the proposed cross-section for Bob Hope, so that condition is no longer necessary. He gave a presentation and noted that the applicant proposes to subdivide 56.512 acres of vacant land into 205 residential lots, one 2.265 acre park, and a 9.312 acre pond. Access to the proposed subdivision will be provided via Pellicano and Mission Ridge. This subdivision is being reviewed under the former subdivision code. Staff recommends approval of Hillside Park at Mission Ridge Unit One on a major combination basis with the following conditions:

- That prior to the final plat being recorded a preliminary plat(s) be submitted and approved by the City Plan Commission for a subdivision or subdivisions located adjacent to the Hillside Park at Mission Ridge Unit One subdivision to allow for the extension of both Bexhill Street and Kingsbury Court to the adjacent subdivision(s)
- That all parkways at the rear of double frontage lots be landscaped to provide a visual and physical separation between the development and the street

Ricardo Felix with TRE & Associates concurred with staff's comments including conditions 1 and 3 as stated in the staff report.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Cummings, and unanimously carried to **APPROVE SUSU18-00048 WITH CONDITIONS 1 AND 3 AS STATED IN THE STAFF REPORT.**

Motion passed.

7. **SUSU18-00049:** Tres Suenos Unit 14 – A portion of Section 27, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Montana and East of Andrew Wiseman
Existing Zoning: P-R-1
Property Owners: Tropicana Development, JNC Development
Representative: CEA Group
District: 5
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to subdivide 16.81 acres of vacant land into 119 residential lots and one stormwater pond. Primary access to the proposed subdivision is from Andrew Wiseman. The subject property lies within the Tres Sueños Land Study. This subdivision has been granted vested rights and is being reviewed under the previous subdivision code. Staff recommends approval of Tres Sueños Unit 14 on a major combination basis.

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner P. Hernandez, and unanimously carried to **APPROVE SUSU18-00049.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

8. **SUSU18-00035:** Green Acres Subdivision Replat A – A replat of a portion of Blocks 2, 3, 4, 7, 9 and 10, all of Blocks 5 and 6 a portion of Sorrel Drive, Oleaster Drive, Tamarix Lane Right-of-Ways, and all of Senna Way and Sorchum Lane Right-of-Ways, Green Acres Subdivision, City of El Paso, El Paso County, Texas
- Location: South of Artcraft & West of Doniphan
Existing Zoning: P-R-I (Planned residential)
Property Owner: Two Stars Joint Venture
Representative: Conde, Inc.
District: 1
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
POSTPONED FROM MAY 17, 2018

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to resubdivide 27.102 acres of vacant land for 129 residential lots and one park/pond. Access to the subdivision is proposed from Artcraft Road. This development is being reviewed under the current subdivision code. Staff did not receive any phone calls inquiring about this proposed project. Staff recommends approval of Green Acres Subdivision Replat A on a resubdivision combination basis.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Bonart asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and carried to **APPROVE SUSU18-00035.**

AYES: Commissioner P. Hernandez, Cummings, Muñoz, and Uribe

NAYS: Commissioner Bonart

ABSTAIN: N/A

ABSENT: Commissioner Livingston, Pickett, and S. Hernandez

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (4 – 1 vote).

PUBLIC HEARING Comprehensive Plan Amendment:

9. **PLCP18-00001:** Lot 4, Block 6, Northgate Subdivision, City of El Paso, El Paso County, Texas
- Location: 9300 Diana Drive
Existing Zoning: R-4 (Residential)
Request: Amend Future Land Use designation from O-1 (Preserve) to G-2 (Traditional Neighborhood)
- Existing Use: Vacant
Proposed Use: Mixed-Use
Property Owner: City of El Paso

Representative: City of El Paso
District: 4
Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Uribe, and unanimously carried to **HEAR ITEMS 9 AND 12 TOGETHER.**

Motion passed.

ITEM 12 WAS PRESENTED FIRST.

Harrison Plourde, Senior Planner, gave a presentation and noted that this is a request to amend the Future Land Use Designation. The subject property is approximately three quarters of an acre in size. The current land use designation is O-1 (Preserve) and the request is to change the designation to G-2 (Traditional Neighborhood). Staff recommends approval of the request to amend the Future Land Use Designation for the subject property from O-1 (Preserve) to G-2 (Traditional Neighborhood), and considers the G-2 land use designation the most appropriate for the property considering existing character, proposed uses, and the character of the immediate area.

2ND MOTION:

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE PLCP18-00001 AND PZRZ18-00025 WITH ONE MOTION.**

Motion passed.

PUBLIC HEARING Rezoning Applications:

10. **PZRZ18-00008:** Lot 1 and the West 15 feet of Lot 2, Block 81, Franklin Heights, City of El Paso, El Paso County, Texas
- | | |
|------------------|--|
| Location | 1400 Arizona St. |
| Existing Zoning: | R-5 (Residential) |
| Request | From R-5 (Residential) to S-D (Special Development) & side and side street set-back reduction |
| Existing Use: | Single-family Dwelling |
| Proposed Use: | Triplex |
| Property Owner: | Mario A. Silva |
| Representative: | Mario A. Silva |
| District: | 8 |
| Staff Contact: | Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov |

Adriana Martinez, Planner, gave a presentation and noted that this item is for a rezoning and a detailed site development plan. The property owner is requesting to rezone from R-5 (Residential) to S-D (Special Development) and a side and side street setback reduction to allow a triplex on the property. The current use of the property is a single-family dwelling. Staff received one letter in opposition to the rezoning request. Access to the subject property is from Arizona Avenue and Newton Street, via the alley. Staff received one letter and two phone calls in opposition to the rezoning request. Staff recommends approval of the rezoning request; however, it does not recommend approval of the detailed site plan. The proposed development reflected on the detailed site plan does not meet the intent of the G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso.

Mario Silva gave a presentation and noted that he concurs with staff's comments.

Commissioner Bonart asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Uribe, and unanimously carried to **APPROVE PZRZ18-00008 WITH THE APPROVAL OF THE DETAILED SITE PLAN.**

Motion passed.

.....

11.	PZRZ18-00020:	Lots 10 to 13, Block P-2, Garden, City of El Paso, El Paso County, Texas
	Location:	2915 & 2923 Central
	Existing Zoning:	A-3 (Apartments)
	Request:	From A-3 (Apartments) to C-1 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Office Warehouse
	Property Owners:	Jose and Martha E. Contreras
	Representative:	Ray Mancera
	District:	8
	Staff Contact:	Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the applicant is requesting to rezone from A-3 (Apartment) to C-1 (Commercial) to allow for an office warehouse. The subject property is .33 acres in size and is currently vacant. The conceptual site plan proposes a 6,000 square feet office warehouse building. Staff received one letter and one phone call, from the same constituent, in opposition to the rezoning request and two letters of support. Staff recommends approval of the rezoning request with the following condition:

- That a 10' landscaped buffer with high profile native trees of at least two-inch (2") caliper and then (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy. This requirement shall be in addition to requirements of the Landscaping Ordinance of the El Paso Municipal Code.

Ray Mancera concurred with staff's comments with the exception of the landscaping requirement.

Commissioner Bonart asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

1ST MOTION:

ACTION: Motion made by Commissioner Uribe to **APPROVE PZRZ18-00020 WITHOUT THE LANDSCAPE BUFFER.**

Motion died for lack of a second.

2ND MOTION:

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **APPROVE PZRZ18-00020 WITH THE CONDITION OF THE LANDSCAPE BUFFER.**

Motion passed.

12. **PZRZ18-00025:** A portion of Lot 1A and all of Lot 7, Block 6, Northgate Replat 'C' and all of Lot 4, Block 6, Northgate Subdivision, City of El Paso, El Paso County, Texas
- Location: East of Diana Drive and South of Wren Avenue
Existing Zoning: C-3 (Commercial) / R-4 (Residential)
Request: From C-3 (Commercial) / R-4 (Residential) to SCZ (SmartCode Zone)
Existing Use: Vacant
Proposed Use: Mixed-Use
Property Owner: City of El Paso
Representative: City of El Paso
District: 4
Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Uribe, and unanimously carried to **HEAR ITEMS 9 AND 12 TOGETHER.**

Motion passed.

Harrison Plourde, Senior Planner, presented Item #12 before item #9. He noted that this is a city initiated rezoning request for approximately 31 acres of land in the Northeast planning area. The request is to rezone the subject property from C-3 (Commercial) and R-4 (Residential) to SCZ (SmartCode Zone) to accommodate the Metro31 Transit oriented development. This development will include multi-family residential, retail, and office space that will compliment the recently completed Sun Metro transfer station. Staff has not received any communication in support or opposition to the rezoning request. Staff recommends approval of the rezoning request and approval of the Metro Regulating Plan.

2ND MOTION:

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE PZRZ18-00025 AND PLCP18-00001 WITH ONE MOTION.**

Motion passed.

PUBLIC HEARING Detailed Site Development Plan Application:

13. **PZDS18-00012:** Tract 61, Rangers Rest Subdivision, City of El Paso, El Paso County, Texas
- Location: South of Gateway East and West of Zaragoza
Existing Zoning: C-4/c/sc (Commercial/condition/special contract)
Request: Detailed Site Development Plan Review per Ordinance No. 14910
Existing Use: Office Warehouse
Proposed Use: Office Warehouse (new building)
Property Owner: Luis Carlos Chavez
Representative: Luis Javier Lopez
District: 7
Staff Contact: Karina Brasgalla, (915) 212-1604, brasgallakx@elpasotexas.gov

Karina Brasgalla, Planner, gave a presentation and noted that the request is for a detailed site development plan review as required by Ordinance No. 14910 dated August 7, 2001, condition #1, submittal of a detailed site development plan, subject to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, for approval by the City Plan

Commission and City Council prior to the issuance of a building permit or certificate of occupancy. There is an existing 10,500 square foot office warehouse building on the subject property which will remain. The applicant is proposing a new office warehouse building which is a permitted use in the C-4 district. Access is proposed from Tower Trail Lane. Rezoning ordinance #14910 includes a condition requiring that a detailed site development plan be approved by this body and by City Council. Staff recommends approval of the detailed site development plan request.

Luis Javier Lopez concurred with staff's comments.

Commissioner Bonart asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner P. Hernandez, and unanimously carried to **APPROVE PZDS18-00012.**

Motion passed.

.....
PUBLIC HEARING Special Permit Applications:

14. **PZST17-00010:** The South 7 feet of Lot 25, and all of Lot 26, and the North 10 feet of Lot 27, Block 18, Second Revised Map of Sunset Heights, an addition to the City of El Paso, El Paso County, Texas
- Location: 1420 Hawthorne St.
Existing Zoning: R-4/H (Residential/Historic)
Request: Infill Special Permit to allow for lot width, side yard setback, & 100% parking reduction
- Existing Use: Single-family Dwelling
Proposed Use: Single-family Dwelling
Property Owner: Edward J. Daffron
Representative: Edward J. Daffron
District: 8
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that the applicant is requesting a special permit and detailed site development plan review to allow for a side yard setback reduction from the required 5 feet to 0.5 feet. The proposed setback reduction is to accommodate a 230 square feet covered porch. The applicant is also requesting a lot width reduction from the required 50 feet to 42 feet and a 100% parking reduction. The existing landscaping for the proposed development is to remain. Access to the property is proposed from Hawthorne Street. This application was submitted on May 1, 2017, prior to the adoption of the new infill standards on May 30, 2017. Staff did not receive any phone calls or letters in support or in opposition of this special permit request. Staff recommends approval of the special permit and acceptance of the detailed site development plan. This item was issued a Certificate of Appropriateness from the Historic Landmark Commission on June 18, 2018, with the following condition:

- *That the construction of a pergola at the main façade with the modifications that the pergola be stained to accent the color of the brick and have the metal connections hidden from view.*

The applicant was not present at the meeting.

Commissioner Bonart asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE PZST17-00010**.

Motion passed.

.....

15. **PZST18-00006:** Lot 13 and the west of 15 feet of Lot 14, Block 23, Franklin Heights Addition, City of El Paso, El Paso County, Texas

 Location: 1228 Wyoming Avenue

 Existing Zoning: C-4 (Commercial)

 Request: Special Permit for Infill Development to reduce required rear and side setbacks and a 90% parking reduction

 Existing Use: Vacated building

 Proposed Use: Business office and two-unit apartment

 Property Owner: Samajeda Properties, LLC

 Representative: Jesus L. Jaime

 District: 8

 Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Uribe, and unanimously carried to **DELETE PZST18-00006**.

Motion passed.

.....

16. **PZST18-00007:** Lot 38, Block 1, Howell, City of El Paso, El Paso County, Texas

 Location: 5820 Tamburo Court

 Existing Zoning: R-5 (Residential)

 Request: Special Permit for Infill Development to reduce required lot area, lot depth, and cumulative front & rear yard setbacks

 Existing Use: Vacant

 Proposed Use: Duplex

 Property Owner: Casas Diamantina, LLC

 Representative: Daniel Alderete

 District: 3

 Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

Andrew Salloum, Senior Planner, gave a presentation and noted that the applicant is requesting a special permit for infill development and detailed site development plan review to reduce lot area, lot depth, and cumulative front and rear yard setbacks in the R-5 (Residential) district for a duplex. Access to the subject property is proposed from Tamburo Court. Staff did not receive any communication in support or opposition to the special permit request. Staff recommends approval of the special permit request and acceptance of the detailed site development plan.

Daniel Alderete concurred with staff's comments.

Commissioner Bonart asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner P. Hernandez, and unanimously carried to **APPROVE PZST18-00007**.

Motion passed.

.....

17. **PZST18-00009:** Lot 1 and the West 15 feet of Lot 2, Block 81, Franklin Heights, City of El Paso, El Paso County, Texas
Location: 1400 Arizona St.
Existing Zoning: R-5 (Residential)
Request: Parking Reduction
Existing Use: Single-family Dwelling
Proposed Use: Triplex
Property Owner: Mario A. Silva
Representative: Mario A. Silva
District: 8
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner Uribe, and unanimously carried to **DELETE PZST18-00009**.

Motion passed.
.....

PUBLIC HEARING Zoning Condition Release Application:

18. **PZCR18-00002:** Tract 12H1, A.F. Miller 210, City of El Paso, El Paso County, Texas
Location: 201 E. Sunset
Request: Release of condition requiring a detailed site development plat and subdivision plat to a release of Conditions No. 1, No. 2, No. 3, No. 4 and No. 7 imposed by Ordinance No. 8559, dated January 14, 1986
Zoning: C-4/sc (Commercial/special contract)
Existing Use: Playground and vacant
Proposed Use: Playground and parking lot
Property Owner: Westside Community Church
Representative: City of El Paso
District: 8
Staff Contact: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the applicant is requesting to release Conditions No. 1, No. 2, No. 3, No. 4, and No. 7, imposed on the subject property by Ordinance No. 8559 dated January 14, 1986. The request is for a parking lot that will be used to provide additional parking for the Westside Regional Command Center. Access to the site is through Sunset. Conditions 1 and 2 will be addressed through our current code requirements. Conditions 3, 4, and 7, have been satisfied. Conditions 5 and 6 will remain. Staff did not receive any communication in support or opposition to the condition request. Staff recommends approval of the Condition Release request of Conditions No. 1, No.2, No. 3, No. 4, and No. 7.

Commissioner Bonart asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE PZCR18-00002**.

Motion passed.
.....

Other Business:

19. Discussion and action on the City Plan Commission minutes for:
June 14, 2018

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 14, 2018.**

Motion passed.

20. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.04 (Administrative Provision), Article III (Detailed Site Development Plan Approval Process) Section 20.04.160 (Content of Application) and Article IV (Changes and Amendments) Section 20.04.380 (Application Requirements) and 20.04.430 (Recommendation by Commission) of the El Paso City Code to remove requirements for generalized site plan, add a requirement for digital application submittal and add an expiration date for applications after action by City Plan Commission. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Raul Garcia, (915) 212-1643, garciar1@elpasotexas.gov

Raul Garcia, Lead Planner, gave a presentation and noted that this item came about as a result of the Lean Six Sigma project, specific to zoning, special permit, and condition release applications. He noted that the process time for these applications is 187 days impacting the City's ability to provide outstanding services to our community. The project goal is to reduce inefficiencies in the application process and to ensure application documents are delivered in a complete and timely manner.

Commissioner Bonart asked if there was anyone in the public who wished to speak in favor or against this request.

Ray Mancera noted that he was at the January meeting and saw the recommendation that City Council gave staff to streamline the cases. He gave a presentation and noted that he is representing the El Paso Board of Realtors. He would like to work with the Planning Department in this process and offered the following recommendations:

- Allow an improvement survey
- Only require a Detailed Site Plan for the specialty type of zoning, and
- Remove the General Plot Plan

He requested that the commission table this item and not take action at today's meeting.

1ST ACTION:

ACTION: Motion made by Commissioner Uribe, to **TABLE THIS ITEM FOR 30 DAYS.** Commissioner Uribe withdrew his motion.

2ND MOTION:

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Muñoz, and unanimously carried to **DELETE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.04 (ADMINISTRATIVE PROVISION), ARTICLE III (DETAILED SITE DEVELOPMENT PLAN APPROVAL PROCESS) SECTION 20.04.160 (CONTENT OF APPLICATION) AND ARTICLE IV (CHANGES AND AMENDMENTS) SECTION 20.04.380 (APPLICATION REQUIREMENTS) AND 20.04.430 (RECOMMENDATION BY COMMISSION) OF THE EL PASO CITY CODE TO REMOVE REQUIREMENTS FOR GENERALIZED SITE PLAN, ADD A REQUIREMENT FOR DIGITAL APPLICATION SUBMITTAL AND ADD AN EXPIRATION DATE FOR**

APPLICATIONS AFTER ACTION BY CITY PLAN COMMISSION AND FOR STAFF TO PROVIDE A PROGRESS REPORT IN 30 DAYS.

Motion passed.

21. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.20 (Historic Landmark Preservation), Section 20.20.080 (Alterations and Changes to Landmarks and H-Overlay Properties), of the El Paso City Code to amend Subsection A to delete Subsection (1) in its entirety. The Penalty is as provided for in Section 20.20.140 of the El Paso City Code.

Staff Contact: Providencia Velazquez, (915) 212-1567,
velazquezpx@elpasotexas.gov

Providencia Velazquez, Historic Preservation Officer, gave a presentation and noted that the code was approved in 1978 and amended in 2006. Staff is working to amend it and has had work sessions from June 2016 to the present. The purpose of the revisions are as follow:

- To address gaps such as expiration dates on applications, documentation submittal, and the fee for an appeal
- To address demolition by neglect
- To address violations
- To remove restrictions for properties listed on the National Register of Historic Places, and
- To strengthen the ordinance and prevent deterioration of historic properties and to see more compliance with city rules.

She read into the record the portion of the language from 20.20.080 that staff is asking to remove. She noted that the language in the city's ordinance is in contradiction with the federal language stating that properties on the National Register are not subject to restrictions. This language is delaying the County's survey of downtown and the County won't continue the survey until this is removed. She read the importance of the County's survey into the record. Staff would like to remove this language and when all other changes have been made and finalized then bring this item back to the City Plan Commission.

Commissioner Bonart asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Cummings, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.20 (HISTORIC LANDMARK PRESERVATION), SECTION 20.20.080 (ALTERATIONS AND CHANGES TO LANDMARKS AND H-OVERLAY PROPERTIES), OF THE EL PASO CITY CODE TO AMEND SUBSECTION A TO DELETE SUBSECTION (1) IN ITS ENTIRETY. THE PENALTY IS AS PROVIDED FOR IN SECTION 20.20.140 OF THE EL PASO CITY CODE. THE PENALTY IS AS PROVIDED FOR IN SECTION 20.20.140 OF THE EL PASO CITY CODE.**

Motion passed.

ADJOURNMENT:

Motion made by Commissioner Cummings, seconded by Commissioner P. Hernandez, and unanimously carried to adjourn this meeting at 3:20 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary